

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: MOUNT PLEASANT
Local Government Number: 44G412

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MT. PLEASANT #1 EAST URBAN RENEWAL	44005	5
MT. PLEASANT #2 NORTHEAST URBAN RENEWAL	44006	4
MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL	44012	6

TIF Debt Outstanding: 3,482,504

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	281,098	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	585,985
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	585,985

Rebate Expenditures:	5,000
Non-Rebate Expenditures:	705,119
Returned to County Treasurer:	0
Total Expenditures:	710,119

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	156,964	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 2,615,421**

Urban Renewal Area Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL
 UR Area Number: 44005
 UR Area Creation Date: 11/1993
 UR Area Purpose: Economic development and blight

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CENTER TWP/MT.P. SCH/MT.P. TIF#1 INCREMENT	44064	44065	0
MT.P. CITY/MT.P. SCH/MT.P. TIF#1 INCREMENT	44072	44073	11,722,897
MT.P. CITY AG/MT.P. SCH/MT.P. TIF#1 INCREMENT	44088	44089	0
MARION TWP/MT.P. SCH/FD #3/MT.P. TIF#1 INCREMENT	44102	44103	0
MT PLEASANT CITY/MT PLEASANT SCH/D & L TIF#1 INCREM	44122	44123	1,575,658

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,540,430	61,534,860	84,352,750	21,537,230	0	-150,012	170,815,258	0	170,815,258
Taxable	2,121,900	32,500,575	84,352,750	21,537,230	0	-150,012	140,362,443	0	140,362,443
Homestead Credits									413

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **159,331** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 424,243
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 424,243

Rebate Expenditures: 5,000
 Non-Rebate Expenditures: 412,994
 Returned to County Treasurer: 0
Total Expenditures: 417,994

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **165,580** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For MT. PLEASANT #1 EAST URBAN RENEWAL

N. Adams St. parking lot

Description:	demo houses, construct parking lot
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

North Adams St

Description:	street and alley improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Union Block Building

Description:	grant match save historic bldg for retail
Classification:	Main Street Iowa Program-Iowa Economic Development Authority
Physically Complete:	Yes
Payments Complete:	No

Admin. expenses

Description:	bond registrar fees & legal
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Ashford Park Subdivision

Description:	Ashford Park infrastructure
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Library Remodel/St projects

Description:	Convert high school to library & street projects
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Orschlen Store

Description:	store relocation incentive
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Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Prairie St sanitary sewer

Description:	Extend sanitary sewer business park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Downtown Gateway

Description:	Demo old business/create park @ square Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Central Business grants

Description:	Cen Business District exterior improvement
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Biomedical Synergies

Description:	Incentive /install fiber optics to create jobs
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Nypro snitary sewer

Description:	Replace sanitary sewer under rail spur
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

South Iris PCC

Description:	S Iris reconstruct airport 1550 ft north
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Alley @ Two Rivers Bank

Description:	Alley between Clay & Washing resurface
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Legal expenses

Description:	UR Plan Amendment No. 5
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Industrial Spec. building

Description:	Loan payment Spec. bldg construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MT. PLEASANT #1 EAST URBAN RENEWAL

2010 TIF refunding bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,165,000
Interest:	195,510
Total:	1,360,510
Annual Appropriation?:	No
Date Incurred:	04/10/2010
FY of Last Payment:	2022

Admin/legal fees

Debt/Obligation Type:	Internal Loans
Principal:	750
Interest:	0
Total:	750
Annual Appropriation?:	No
Date Incurred:	06/26/2012
FY of Last Payment:	2022

Union Block Bldg grant

Debt/Obligation Type:	Internal Loans
Principal:	75,017
Interest:	0
Total:	75,017
Annual Appropriation?:	No
Date Incurred:	08/20/2011
FY of Last Payment:	2016

N. Adams St. parking lot

Debt/Obligation Type:	Internal Loans
Principal:	369,414
Interest:	0
Total:	369,414
Annual Appropriation?:	No
Date Incurred:	11/21/2008
FY of Last Payment:	2022

N. Adams St & alley improve.

Debt/Obligation Type:	Internal Loans
Principal:	170,253
Interest:	0
Total:	170,253
Annual Appropriation?:	No
Date Incurred:	09/18/2009
FY of Last Payment:	2022

Orscheln Farm & Home

Debt/Obligation Type:	Rebates
Principal:	15,000
Interest:	0
Total:	15,000
Annual Appropriation?:	No
Date Incurred:	05/20/2006
FY of Last Payment:	2016

TIF Refunding bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	270,000
Interest:	12,190
Total:	282,190
Annual Appropriation?:	No
Date Incurred:	04/06/2010
FY of Last Payment:	2015

Prairie St. San Sewer

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/09/2012
FY of Last Payment:	2015

Biomedical Synergies

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/26/2010
FY of Last Payment:	2014

Gateway repayment

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2008
FY of Last Payment:	2016

Central Business Exterior grants

Debt/Obligation Type:	Internal Loans
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Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/10/2012
FY of Last Payment:	2015

Nypro sanitary sewer

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/26/2011
FY of Last Payment:	2015

Bond registrar fees

Debt/Obligation Type:	Internal Loans
Principal:	1,250
Interest:	0
Total:	1,250
Annual Appropriation?:	No
Date Incurred:	11/10/2012
FY of Last Payment:	2014

South Iris St. PCC

Debt/Obligation Type:	Internal Loans
Principal:	323,277
Interest:	0
Total:	323,277
Annual Appropriation?:	No
Date Incurred:	04/08/2013
FY of Last Payment:	2025

Alley @ Two Rivers Bank

Debt/Obligation Type:	Internal Loans
Principal:	116,646
Interest:	0
Total:	116,646
Annual Appropriation?:	No
Date Incurred:	05/06/2013
FY of Last Payment:	2025

UR Plan Amendment No. 5

Debt/Obligation Type:	Internal Loans
Principal:	3,471
Interest:	0
Total:	3,471
Annual Appropriation?:	No

Date Incurred:	09/10/2013
FY of Last Payment:	2015

Industrial Spec. Building

Debt/Obligation Type:	Internal Loans
Principal:	15,625
Interest:	0
Total:	15,625
Annual Appropriation?:	No
Date Incurred:	07/08/2013
FY of Last Payment:	2015

Non-Rebates For MT. PLEASANT #1 EAST URBAN RENEWAL

TIF Expenditure Amount:	154,798
Tied To Debt:	2010 TIF refunding bonds
Tied To Project:	Library Remodel/St projects

TIF Expenditure Amount:	137,850
Tied To Debt:	TIF Refunding bonds
Tied To Project:	Ashford Park Subdivision

TIF Expenditure Amount:	0
Tied To Debt:	Prairie St. San Sewer
Tied To Project:	Prairie St sanitary sewer

TIF Expenditure Amount:	0
Tied To Debt:	Gateway repayment
Tied To Project:	Downtown Gateway

TIF Expenditure Amount:	100,000
Tied To Debt:	Central Business Exterior grants
Tied To Project:	Central Business grants

TIF Expenditure Amount:	1,250
Tied To Debt:	Admin/legal fees
Tied To Project:	Admin. expenses

TIF Expenditure Amount:	3,471
Tied To Debt:	UR Plan Amendment No. 5
Tied To Project:	Legal expenses

TIF Expenditure Amount:	15,625
Tied To Debt:	Industrial Spec. Building
Tied To Project:	Industrial Spec. building

Rebates For MT. PLEASANT #1 EAST URBAN RENEWAL

700 North Grand Ave.

TIF Expenditure Amount:	5,000
Rebate Paid To:	Orschlen Farm & Home
Tied To Debt:	Orscheln Farm & Home
Tied To Project:	Orschlen Store
Projected Final FY of Rebate:	2016

Jobs For MT. PLEASANT #1 EAST URBAN RENEWAL

Project:	Biomedical Synergies
Company Name:	Biomedical Synergies
Date Agreement Began:	04/26/2010
Date Agreement Ends:	04/29/2014
Number of Jobs Created or Retained:	30
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	0

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL (44005)
 TIF Taxing District Name: CENTER TWP/MT.P. SCH/MT.P. TIF#1 INCREMENT
 TIF Taxing District Inc. Number: 44065

TIF Taxing District Base Year:	1992	UR Designation	
FY TIF Revenue First Received:	1995	Slum	No
Subject to a Statutory end date?	No	Blighted	11/1993
		Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,397,810	998,600	1,008,150	287,430	0	-7,408	4,684,582	0	4,684,582
Taxable	1,437,088	527,424	1,008,150	287,430	0	-7,408	3,252,684	0	3,252,684
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	5,564,061	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL (44005)
 TIF Taxing District Name: MT.P. CITY/MT.P. SCH/MT.P. TIF#1 INCREMENT
 TIF Taxing District Inc. Number: 44073

TIF Taxing District Base Year:	1992	UR Designation	
FY TIF Revenue First Received:	1995	Slum	No
Subject to a Statutory end date?	No	Blighted	11/1993
		Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	49,915,600	80,276,120	21,249,800	0	-109,268	151,332,252	0	151,332,252
Taxable	0	26,363,710	80,276,120	21,249,800	0	-109,268	127,780,362	0	127,780,362
Homestead Credits									329

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	6,502,460	127,780,362	11,722,897	116,057,465	3,610,577

FY 2014 TIF Revenue Received: 374,143

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL (44005)
 TIF Taxing District Name: MT.P. CITY AG/MT.P. SCH/MT.P. TIF#1 INCREMENT
 TIF Taxing District Inc. Number: 44089

TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	919,720	0	0	0	0	0	919,720	0	919,720
Taxable	551,220	0	0	0	0	0	551,220	0	551,220
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	516,419	403,301	0	403,301	10,072

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL (44005)
 TIF Taxing District Name: MARION TWP/MT.P. SCH/FD #3/MT.P. TIF#1 INCREMENT
 TIF Taxing District Inc. Number: 44103

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	222,900	1,280,210	0	0	0	0	1,503,110	0	1,503,110
Taxable	133,592	676,163	0	0	0	0	809,755	0	809,755
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	546,109	809,755	0	809,755	21,345

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #1 EAST URBAN RENEWAL (44005)
 TIF Taxing District Name: MT PLEASANT CITY/MT PLEASANT SCH/D & L TIF#1 INCREM
 TIF Taxing District Inc. Number: 44123
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2002

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,340,450	3,068,480	0	0	-33,336	12,375,594	0	12,375,594
Taxable	0	4,933,278	3,068,480	0	0	-33,336	7,968,422	0	7,968,422
Homestead Credits									71

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	24,790	7,968,422	1,575,658	6,392,764	198,880

FY 2014 TIF Revenue Received: 50,100

Urban Renewal Area Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #2 NORTHEAST URBAN RENEWAL
 UR Area Number: 44006
 UR Area Creation Date: 11/1993
 UR Area Purpose: Economic development and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MT.P. CITY/MT.P. SCH/MT.P. TIF#2 INCREMENT	44074	44075	2,253,191
CENTER TWP/MT.P. SCH/MT.P. TIF#2 INCREMENT	44084	44085	0
MT.P. CITY AG/MT.P. SCH/MT.P. TIF#2 INCREMENT	44090	44091	0
MARION TWP/MT.P. SCH/MT.P. TIF#2 INCREMENT	44104	44105	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	804,670	27,479,810	18,854,370	207,600	0	-83,340	47,263,110	0	47,263,110
Taxable	482,271	14,513,904	18,854,370	207,600	0	-83,340	33,974,805	0	33,974,805
Homestead Credits									176

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **102,725** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 71,484
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 71,484

Rebate Expenditures: 0
 Non-Rebate Expenditures: 173,304
 Returned to County Treasurer: 0
Total Expenditures: 173,304

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **905** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For MT. PLEASANT #2 NORTHEAST URBAN RENEWAL

North Cherry Street

Description:	Extend North Cherry
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Admin.

Description:	UR Plan amendment
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MT. PLEASANT #2 NORTHEAST URBAN RENEWAL

N Cherry Street construction

Debt/Obligation Type:	Internal Loans
Principal:	280,508
Interest:	0
Total:	280,508
Annual Appropriation?:	No
Date Incurred:	11/17/2006
FY of Last Payment:	2022

Admin. expenses

Debt/Obligation Type:	Internal Loans
Principal:	3,304
Interest:	0
Total:	3,304
Annual Appropriation?:	No
Date Incurred:	08/30/2013
FY of Last Payment:	2014

Non-Rebates For MT. PLEASANT #2 NORTHEAST URBAN RENEWAL

TIF Expenditure Amount:	3,304
Tied To Debt:	Admin. expenses
Tied To Project:	Admin.
TIF Expenditure Amount:	170,000
Tied To Debt:	N Cherry Street construction
Tied To Project:	North Cherry Street

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #2 NORTHEAST URBAN RENEWAL (44006)
 TIF Taxing District Name: MT.P. CITY/MT.P. SCH/MT.P. TIF#2 INCREMENT
 TIF Taxing District Inc. Number: 44075

TIF Taxing District Base Year:	1992	UR Designation
FY TIF Revenue First Received:	1995	Slum No
Subject to a Statutory end date?	No	Blighted 11/1993
		Economic Development 11/1993

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	25,780,150	17,374,510	207,600	0	-81,488	43,280,772	0	43,280,772
Taxable	0	13,616,203	17,374,510	207,600	0	-81,488	31,116,825	0	31,116,825
Homestead Credits									166

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	2,446,978	31,116,825	2,253,191	28,863,634	897,955

FY 2014 TIF Revenue Received: 71,484

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #2 NORTHEAST URBAN RENEWAL (44006)
 TIF Taxing District Name: CENTER TWP/MT.P. SCH/MT.P. TIF#2 INCREMENT
 TIF Taxing District Inc. Number: 44085

TIF Taxing District Base Year:	1992	UR Designation
FY TIF Revenue First Received:		Slum No
Subject to a Statutory end date?	No	Blighted 11/1993
		Economic Development 11/1993

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	167,870	1,345,430	1,479,860	0	0	-1,852	2,991,308	0	2,991,308
Taxable	100,611	710,609	1,479,860	0	0	-1,852	2,289,228	0	2,289,228
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,963,072	1,030,088	0	1,030,088	27,031

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #2 NORTHEAST URBAN RENEWAL (44006)
 TIF Taxing District Name: MT.P. CITY AG/MT.P. SCH/MT.P. TIF#2 INCREMENT
 TIF Taxing District Inc. Number: 44091
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	221,780	0	0	0	0	0	221,780	0	221,780
Taxable	132,924	0	0	0	0	0	132,924	0	132,924
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	56,257	132,924	0	132,924	3,320

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT #2 NORTHEAST URBAN RENEWAL (44006)
 TIF Taxing District Name: MARION TWP/MT.P. SCH/FD #3/MT.P. TIF#2 INCREMENT
 TIF Taxing District Inc. Number: 44105
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	415,020	354,230	0	0	0	0	769,250	0	769,250
Taxable	248,736	187,092	0	0	0	0	435,828	0	435,828
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	296,340	435,828	0	435,828	11,489

FY 2014 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL
 UR Area Number: 44012
 UR Area Creation Date: 11/1993
 UR Area Purpose: Economic Development and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CENTER TWP/MT.P. SCH/MT.P. TIF#3 INCREMENT	44066	44067	0
MT.P. CITY/MT.P. SCH/MT.P. TIF#3 INCREMENT	44076	44077	2,836,185
MT.P. CITY/MT.P. SCH/MT.P. TIF#4 INCREMENT	44078	44079	0
MT.P. CITY AG/MT.P. SCH/MT.P. TIF#3 INCREMENT	44092	44093	0
MT.P. CITY AG/MT.P. SCH/MT.P. TIF#4 INCREMENT	44094	44095	0
MARION TWP/MT.P. SCH/FD #3/MT.P. TIF#3 INCREMENT	44106	44107	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,288,200	44,568,210	9,197,476	7,464,220	0	-100,008	63,418,098	0	63,418,098
Taxable	1,371,398	23,539,426	9,197,476	7,464,220	0	-100,008	41,472,512	0	41,472,512
Homestead Credits									310

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **19,042** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 90,258
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 90,258

Rebate Expenditures: 0
 Non-Rebate Expenditures: 118,821
 Returned to County Treasurer: 0
Total Expenditures: 118,821

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **-9,521** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL

West Interceptor Sewer

Description:	Construction new interceptor sewer to WWTP
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Admin. & Legal

Description:	Bond Registrar & legal fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

UR Plan Amendment

Description:	UR Plan Amendment No. 5
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Iowa Avenue

Description:	N Iowa Ave HMA resurfacing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL

TIF Refunding bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	285,000
Interest:	23,720
Total:	308,720
Annual Appropriation?:	No
Date Incurred:	04/06/2010
FY of Last Payment:	2018

N Iowa Ave HMA

Debt/Obligation Type:	Internal Loans
Principal:	52,515
Interest:	0
Total:	52,515
Annual Appropriation?:	No
Date Incurred:	11/10/2013
FY of Last Payment:	2015

UR Plan Amendment No. 5

Debt/Obligation Type:	Internal Loans
Principal:	4,054
Interest:	0
Total:	4,054
Annual Appropriation?:	No
Date Incurred:	08/30/2013
FY of Last Payment:	2014

Non-Rebates For MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL

TIF Expenditure Amount:	62,252
Tied To Debt:	TIF Refunding bonds
Tied To Project:	West Interceptor Sewer

TIF Expenditure Amount:	52,515
Tied To Debt:	N Iowa Ave HMA
Tied To Project:	Iowa Avenue

TIF Expenditure Amount:	4,054
Tied To Debt:	UR Plan Amendment No. 5
Tied To Project:	UR Plan Amendment

Jobs For MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL

Project:	UR Plan Amendment
Company Name:	Hearth & Home Technologies
Date Agreement Began:	09/15/2009
Date Agreement Ends:	09/28/2014
Number of Jobs Created or Retained:	148
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	665,501
Total Estimated Cost of Public Infrastructure:	0

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
 TIF Taxing District Name: CENTER TWP/MT.P. SCH/MT.P. TIF#3 INCREMENT
 TIF Taxing District Inc. Number: 44067

TIF Taxing District Base Year:	1992	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	11/1993
		Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	809,400	7,576,400	1,077,780	0	0	-11,112	9,452,468	0	9,452,468
Taxable	485,101	4,001,602	1,077,780	0	0	-11,112	5,553,371	0	5,553,371
Homestead Credits									38

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,472,878	5,553,371	0	5,553,371	145,729

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
 TIF Taxing District Name: MT.P. CITY/MT.P. SCH/MT.P. TIF#3 INCREMENT
 TIF Taxing District Inc. Number: 44077

TIF Taxing District Base Year:	1992	UR Designation	
FY TIF Revenue First Received:	1995	Slum	No
Subject to a Statutory end date?	No	Blighted	11/1993
		Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,101,570	1,896,186	7,464,220	0	-59,264	35,402,712	0	35,402,712
Taxable	0	13,785,965	1,896,186	7,464,220	0	-59,264	23,087,107	0	23,087,107
Homestead Credits									208

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	16,561,550	18,900,426	2,836,185	16,064,241	499,763

FY 2014 TIF Revenue Received: 90,258

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TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
 TIF Taxing District Name: MT.P. CITY/MT.P. SCH/MT.P. TIF#4 INCREMENT
 TIF Taxing District Inc. Number: 44079

TIF Taxing District Base Year:	1992	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	11/1993
		Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10,781,650	5,931,730	0	0	-27,780	16,685,600	0	16,685,600
Taxable	0	5,694,506	5,931,730	0	0	-27,780	11,598,456	0	11,598,456
Homestead Credits									63

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	5,627,870	11,085,510	0	11,085,510	344,873

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
 TIF Taxing District Name: MT.P. CITY AG/MT.P. SCH/MT.P. TIF#3 INCREMENT
 TIF Taxing District Inc. Number: 44093

TIF Taxing District Base Year:	1992	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	11/1993
		Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	605,270	0	0	0	0	0	605,270	0	605,270
Taxable	362,760	0	0	0	0	0	362,760	0	362,760
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	255,984	349,286	0	349,286	8,723

FY 2014 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
 TIF Taxing District Name: MT.P. CITY AG/MT.P. SCH/MT.P. TIF#4 INCREMENT
 TIF Taxing District Inc. Number: 44095
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	457,920	0	0	0	0	0	457,920	0	457,920
Taxable	274,448	0	0	0	0	0	274,448	0	274,448
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	226,507	231,413	0	231,413	5,779

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MOUNT PLEASANT (44G412)
 Urban Renewal Area: MT. PLEASANT COMBINED AREAS #3 & #4 URBAN RENEWAL (44012)
 TIF Taxing District Name: MARION TWP/MT.P. SCH/FD #3/MT.P. TIF#3 INCREMENT
 TIF Taxing District Inc. Number: 44107
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1993
Economic Development	11/1993

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	415,610	108,590	291,780	0	0	-1,852	814,128	0	814,128
Taxable	249,089	57,353	291,780	0	0	-1,852	596,370	0	596,370
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	630,080	185,900	0	185,900	4,900

FY 2014 TIF Revenue Received: 0